

**ROTHMOOR ESTATES CONDOMINIUMS**  
**BOARD MEETING MINUTES**  
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**DATE:** September 17, 2018  
**TIME:** 6:00 P.M.

The order of business for the meeting was conducted as follows:

**Call to Order:** This meeting of the Board of Directors of Rothmoor Estates Condominium Association was called to order by Pam Anderson at 6:00 P.M.

**Certifying Quorum/Roll Call:** Pam Anderson, Bob Wollschlager, Laura Gunn, Rae Poritz, Marian Arnold and Bobby Coogler were in attendance to form a quorum. Also, in attendance was Natalie Poland, CMCA, AMS of Resource Property Management.

**Proof of Notice of Meeting:** This notice was posted on the clubhouse 48 hours in advance of the meeting by the order of the Board of the Directors and in compliance with the Florida Statutes.

**Reading and Disposal of any Unapproved Minutes:** Pam Anderson made a motion to approve the unread minutes of August 15, 2018 BOD Meeting held directly after the Membership Meeting of the same date. Laura Gunn seconded, and all voted to approve. Pam Anderson made a motion to delay the approval of the minutes of the Member's meetings of August 1<sup>st</sup> and August 15<sup>th</sup> until the next Member's meeting in November. Laura Gunn seconded and all voted to approve.

**PRESIDENT'S REPORT:** Pam Anderson stated that the flooding on the south side of Cara Drive and the north side of Mindy Drive has been resolved. Pam thanked Resource Management and all the residents who took the time to call the City of Largo to resolve the issue on the North side of Mindy Dr. Pam again requested that residents do not leave their trash anywhere except inside the dumpsters, and if the dumpsters are full to take it back home until there is room. Also, if you are leaving large items in the space provided, please call Largo Solid Waste for removal.

**MANAGER'S REPORT:** Natalie Poland informed us that our Roofing Contract is in the hands of our attorney. The Termite contract has been signed, and a monthly payment schedule started September 1, 2018. We are anticipating a report from Prescott Engineering prioritizing the roofing order. Spectrum Cable changed to digital boxes on September 1, 2108; anyone with issues needs to call Spectrum directly to handle these.

Natalie told us our Maintenance and repair is over budget due the Firemaster, and Plumbing repairs. Our Administrative account is over budget due to attorney's fees.

Our delinquency Report as of July 2018 is \$1,990.92 (30 days: \$785.31, 60 days \$25.00, and 90 days \$811.27).

**NEW BUSINESS:**

Pam Anderson read the legal document that withdrew with prejudice the litigation filed by Wayne and Sondra Biggart to stop our roofing project. This withdrawal has been approved by the State of Florida, and is now ended. This litigation cost us 4 months delay in starting this project, and

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around \$15,000. In legal fees. Also, due to the delay in starting the roofing project, we had an additional \$16,300. that were spent on repairs to leaking roofs.

The BOD voted to write off some very old bad debts. Natalie Poland explained that these are very old, and this needed to be done to clean up our bookkeeping.

Pam Anderson made a motion to write off bad debt from unit 707 (Lessman) for \$8575.01, Laura Gunn seconded and all voted to approve.

Pam Anderson made a motion to write off bad debt from unit 103 (Posta) for \$16,350.50. Laura Gunn seconded and all voted to approve.

Pam Anderson made a motion to write off bad debt from unit 1406 (Piechotta) for \$1,015.97. Laura Gunn seconded and all voted to approve.

Bobby Coogler made a motion to write off bad debt from unit 606 (Roche) for \$12,233.61. Pam Anderson seconded, and all voted to approve.

Pam Anderson made a motion to write off bad debt from unit 102 (Scott) for \$13,720.20. Laura Gunn seconded and all voted to approve.

Pam Anderson announced that we have now closed on the loan from Popular Bank to fund our roofing project. This loan was not able to close until the resolution of the Biggart litigation. Our loan is in place at a 5.35% interest rate.

Pam Anderson, Bob Wollschlager, and Rae Poritz met with Prescott Engineering and Arry's roofing. Weather permitting, Arry's should be starting on the roofing project on 10/15/18. Clayton Prescott will be providing us with a report that prioritizes the need for new roofs by necessity. Pam asked that anyone who sees new or deteriorating issues in their units to bring them to her attention.

Pam announced at the next meeting we hope to have our attorney, Brian Deeb, (who is handling our litigations with the Martins) who will bring us up to date on this. There will be an arbitration on December 27, 2018. The Martin's attorney's have asked us for much documentation, most of which we already have. Pam said that we may have to ask to community assistance in getting everything we need in order and double checked for accuracy.

Pam Anderson adjourned the meeting at 6:46.

